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EXTERIOR PERSPECTIVE

EXTERIOR ELEVATIONS

512 477 1727

PHASE 1

DATE ISSUED FOR 12.11.15 HLC SUBMITTAL R-1

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COVER SHEET

811 West Live Oak Street Austin, TX 78704

PROJECT TEAM

OWNER:

GREG PORTER AC 811 W LIVE OAK, LLC 1500 TRAVIS HEIGHTS BLVD. AUSTIN, TEXAS 78704

CLAYTON & LITTLE ARCHITECTS AUSTIN, TEXAS 78702 CONTACT:

FAX: (512) 477.9876

ARCHITECT:

GEORGE WILCOX, AIA PHONE: (512) 477.1727 x212

LANDSCAPE ARCHITECT:

MARK WORD DESIGN PO BOX 41718

AUSTIN, TX 78704 CONTACT:

SARAH CARR EMAIL: sarah@markworddesian.com PHONE: (512) 440.0013 FAX: (512) 532.6146

INTERIOR DESIGN:

JOEL MOZERSKY DESIGN

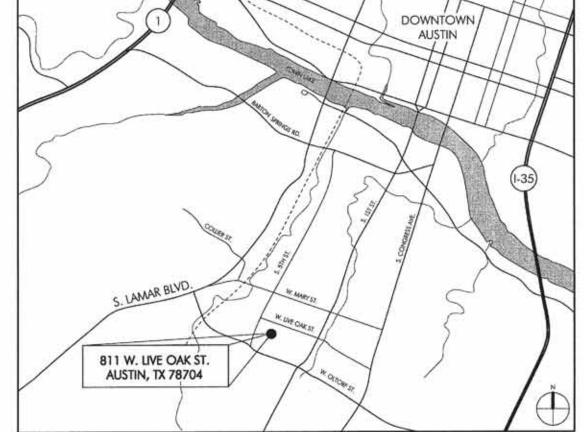
CONTACT: JOEL MOZERSKY

EMAIL: joel@joelmozersky.com PHONE: (512) 913.3732

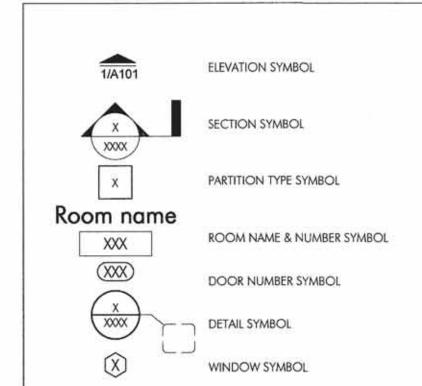
RENDERING



VICINITY MAP (FOR LOCATION WITHIN THE DEVELOPMENT, RE: SITE PLAN/A1.0)



SYMBOL LEGEND



SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY KGBE ENGINEERING ON 08/12/2015 UNDER THE SUPERVISION OF ABRAM C. DASHNER, RPLS NO. 5901, KBGE ENGINEERING, 105 W. RIVERSIDE DRIVE, SUITE 110, AUSTIN TX 78704.

LEGAL DESCRIPTION

LOT 1 BLK H LOMA LINDA (per TCAD)

LOTS 1-4 & 10-11 BLK 8 & LOT 13 & PT LOT 12 BLK 10 DAVIS & DAWSON & LOTS 8-9 BLK 10 BOULDIN SOUTH EXTENSION & ABS 8 SUR 20 DECKER I ACR 3.429 & VAC ALLEY (Per TCAD)

ZONING & HISTORIC INFORMATION

PROPERTY CONTAINS MULTIPLE LOTS WITH VARYING ZONING DESIGNATIONS. REFER TO SITE PLAN. (GR-MU-H-CO-NP, GR-MU-CO-NP, SF-3-NP) BOULDIN CREEK NEIGHBORHOOD PLAN

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

THE SITE IS ON THE NATIONAL REGISTER OF HISTORIC PLACES, IS A REGISTERED TEXAS HISTORIC LANDMARK AND IS A CITY OF AUSTIN HISTORIC LANDMARK.

GENERAL NOTES

- 1. THE CONTRACTOR, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE CONTRACT DOCUMENTS, SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SUPERVISION REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN AND WHICH CAN BE REASONABLY INFERRED TO BE REQUIRED, IN A GOOD WORKMANLIKE MANNER.
- 2. SUBMISSION OF A BID BY THE CONTRACTOR WILL SIGNIFY THAT THE SITE WAS INSPECTED BY THE APPROPRIATE PERSONNEL AND WORK ASSOCIATED WITH DEALING WITH THE EXISTING CONDITIONS HAS BEEN INCORPORATED INTO THE BID. FAILURE TO OBSERVE THE EXISTING CONDITIONS WILL NOT BE A BASIS FOR ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL VISIT THE JOB SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND VERIFY ANY
- 3. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT ALL CONDITIONS ARE CORRECT AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
- 4. DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACTS, COVENANTS, ETC. HAVING JURISDICTION.
- 7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM CITY INSPECTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSURANCE AND NECESSARY
- 8. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PROPERTY UTILITIES PRIOR TO PERFORMING ANY WORK, AND GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WITH EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION PHASES.
- 9. A HAZARDOUS MATERIALS REPORT HAS BEEN PROVIDED BY OWNER, WHO WILL CONTRACT DIRECTLY WITH GC FOR REMOVAL. THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESS THE PRESENCE OF ASBESTOS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT, OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.
- 10. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEMOLISHED MATERIALS. THE CONTRACTOR SHALL VERIFY ANY REGULATIONS, LAWS AND/OR ORDINANCES AFFECTING THE METHODS OF DEMOLITION AND THE DISPOSAL OF WASTE MATERIALS. THE OWNER ASSUMES NO LIABILITY FOR EXTRA WORK OR ADDITIONAL COMPENSATION DUE TO FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO COMPLY WITH APPLICABLE REGULATIONS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OWNER'S REP. OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.
- 12. IT IS THE INTENT OF THE OWNER AND ARCHITECT THAT THIS PROJECT COMPLY WITH THE ADA
- 13. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL AGREE TO WARRANTY THE WORK, INCLUDING BOTH MATERIALS AND WORKMANSHIP, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REMEDY, AT NO EXPENSE TO THE OWNER, ANY DEFECTS IN THE WORK WHICH BECOME APPARENT DURING THE WARRANTY
- 14. SEAL ALL CRACKS AROUND STRUCTURAL MEMBERS, BRACING, PIPES, CONDUITS, DUCTS AND BETWEEN WALLS AND ROOF DECK WHERE AIR INFILTRATION BETWEEN CONDITIONED AND NON-CONDITIONED (EXTERIOR) SPACES MAY OCCUR (I.E. SEAL THE BUILDING ENVELOPE).
- 15. CONCEAL ALL PIPING IN FINISHED WALLS. WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED-OUT THE MINIMUM DIMENSION REQUIRED TO CONCEAL PIPING. INFORM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- 17. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR PER LOCAL FIRE DEPARTMENT AND BUILDING CODE REQUIREMENTS.

LOT SIZE - 247,553 S.F.	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	8,673 S.F.	749 S.F.	9,422 S.F.
1ST FLOOR COVERED PATIO (UNCONDITIONED)	1,263 S.F.	380 S.F.	1,643 S.F.
2ND FLOOR CONDITIONED	2,594 S.F.	0 S.F.	2,594 S.F.
2ND FLOOR BALCONY (UNCONDITIONED)	104 S.F.	0 S.F.	104 S.F.
CONDITIONED TOTAL	30		12,016 S.F.
UNCONDITIONED TOTAL			1,747 S.F.

HISTORICAL NOTES

1. THIS PROPERTY IS A CITY OF AUSTIN LANDMARK, A RECORDED TEXAS HISTORIC LANDMARK, AND IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. EXTREME CARE SHALL BE TAKEN TO PROTECT AND PRESERVE THIS STRUCTURE DURING ALL PHASES OF WORK. IF ANY UNFORESEEN CONDITIONS ARISE, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE INTENT OF THE ARCHITECT AND OWNER THAT ALL WORK SHALL CONFORM WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS. CONTRACTOR SHOULD BE FAMILIAR WITH THESE GUIDELINES.

(THESE CAN BE FOUND AT: WWW.NPS.GOV/HPS/TPS/STANDGUIDE.) ALL PROPOSED DEMOLITION AND RENOVATION WORK HAS BEEN REVIEWED AND APPROVED BY THE TEXAS HISTORICAL COMMISSION. ALL SPECIFIED INSPECTIONS AND METHODS MUST BE STRICTLY ADHERED TO. ALL WORK WILL BE CLOSELY MONITERED ON SITE BY THE TEXAS HISTORICAL COMMISSION.

2. ALL WORK AS IT PROGRESSES MAY BE REVIEWED BY THE TEXAS HISTORIC COMMISSION. GC TO MAKE HIMSELF AVAILABLE AS NEEDED FOR REVIEWS AS WORK PROGRESSES. 3. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND

CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.), ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.

5. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES

6. THE CONTRACTOR SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS AND EQUIPMENT THAT ARE LOWERED TO THE GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.

7. FOR MORE INFORMATION REGARDING DEMOLITION, REFER TO SHEET D1.1.

AREA CALCULATIONS

LOT SIZE - 247,553 S.F.	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	8,673 S.F.	749 S.F.	9,422 S.F.
1ST FLOOR COVERED PATIO (UNCONDITIONED)	1,263 S.F.	380 S.F.	1,643 S.F
2ND FLOOR CONDITIONED	2,594 S.F.	0 S.F.	2,594 S.F.
2ND FLOOR BALCONY (UNCONDITIONED)	104 S.F.	0 S.F.	104 S.F
CONDITIONED TOTAL	(4)		12,016 S.F
UNCONDITIONED TOTAL			1,747 S.F

CODE ANALYSIS

APPROVED SITE PLAN:

INTERNATIONAL EXISTING BUILDING CODE - 2012 W/LOCAL AMENDMENTS INTERNATIONAL BUILDING CODE - 2012 W/LOCAL AMENDMENTS THE ADMINISTRATIVE MANUAL AND THE BUILDINGS CRITERIA MANUAL

(FOR FOOD ESTABLISHMENTS) NATIONAL ELECTRICAL CODE - 2011 W/ LOCAL AMENDMENTS UNIFORM MECHANICAL CODE - 2012 W/ LOCAL AMENDMENTS UNIFORM PLUMBING CODE - 2012 W/LOCAL AMENDMENTS INTERNATIONAL FIRE CODE - 2012 W/ LOCAL AMENDMENTS INTERNATIONAL PROPERTY MAINTENANCE CODE - 2012 W/ LOCAL **AMENDMENTS** INTERNATIONAL ENERGY CONSERVATION CODE - 2012

TEXAS ACCESSIBILITY STANDARDS - 2012 BUILDING DESCRIPTION: EXISTING 2 STORY, FULLY SPRINKLERED WOOD FRAMED RESTAURANT & EVENT

SITE PLAN EXEMPTION FOR 811 W. LIVE OAK

GROUP A-2 OCCUPANCY CLASSIFICATION: LEVEL 2 EXISTING BUILDING ALTERATION LEVEL TYPE V-A TYPE OF CONSTRUCTION:

12,634 S.F. CONDITIONED AREA: FULLY SPRINKLERED FIRE SPRINKLER: FIRE ALARM: NO CHANGE, RESTAURANT & EVENT CENTER PROPOSED USE:



1	GR-H	SQUARE FOOTAG
	TOTAL GR-H AREA	191444
	ASPHALT	21748
	SPECIAL PAVER	152
	CONCRETE	953
	BRICK	
	LANDSCAPE WALLS	330
	DG PARKING	13586
	TOTAL GR IMPERVIOUS AREA	41807
2	GR	SQUARE FOOTAG
	TOTAL GR AREA	29151
	ASPHALT	338
	TOTAL GR IMPERVIOUS AREA	3381
3	SF -3 (NORTH)	SQUARE FOOTAG
	TOTAL SF-3 NORTH	17415
	CONCRETE	48.
	TOTAL SF-3 NORTH	
4	IMPERVIOUS AREA	483
	SF - 3 (SOUTH)	SQUARE FOOTAG
	TOTAL SF-3 SOUTH	8892

TREE LEGEND

PROTECTED TREE TO REMAIN
UNPROTECTED TREE TO REM.
PROTECTED TREE TO BE REMOVED
UNPROTECTED TREE TO BE REMOVED
PROTECTED TREE TO BE EVALUATED FOR CANOPY REMOVAL TO 14' CLEARANCE

NOTE: FOR TREE CARE NOTES SEE L 0.0 OR CONTACT THE CONSULTING ARBORIST VINCENT DEBROCK OF HERITAGE TREE CARE (512) 921-8452

LEGEND		
	ASPHALT PAVERS	
	ASPHALT	
	CONCRETE	
	BRICK	
	GRAVEL	
, -, ,	DECOMPOSED GRANITE	
	LANDSCAPE AREA	
	LAWN	

mark word DFSIGN

Mark Word Design PO Box 41718 Austin, Texas 78704
TEL (512) 440-0013 FAX (512) 532-6140

GREEN PASTURES 811 WEST LIVE OAK AUSTIN TX 78704

SCHEMATIC SITE PLAN
Not for permitting or comstruction

Issued / Revised	
Date	Issued For
08.06.2015 11.17.2015	

SCALE AS MARKED WHEN PRINTED ON 24X36 HALF SCALE WHEN PRINTED ON 12X18

Owner Project No.:
Architect's Project No.:

Drawn By:

LANDSCAPE PLAN



DRAWING LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING ASPHALT PARKING & DRIVEWAY

EXISTING PARKING ON DECOMP. GRANITE

PROPERTY LINE

GENERAL NOTES

1. SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY KGBE ENGINEERING ON 08/12/2015 UNDER THE SUPERVISION OF ABRAM C. DASHNER, RPLS NO. 5901, KBGE ENGINEERING, 105 W. RIVERSIDE DRIVE, SUITE 110, AUSTIN TX 78704.

AREA CALCULATIONS

1. FOR PARKING & AREA CALCULATIONS, REFER TO CIVIL.

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FIELD INSPECTION REQUIRED

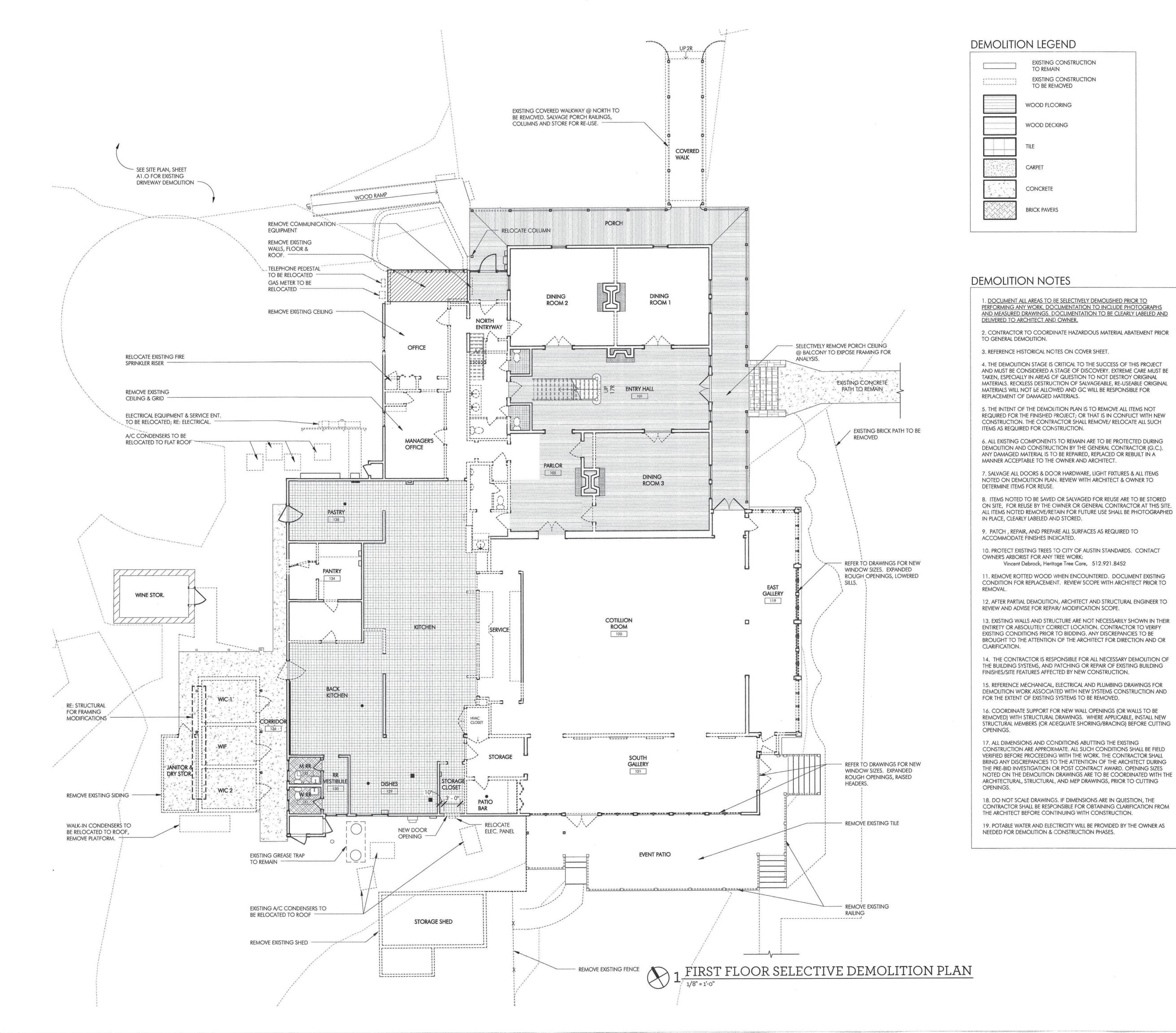
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Green Pastures

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SITE PLAN

A1.0

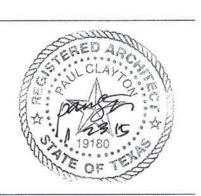


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SELECTIVE DEMOLITION PLAN -FIRST FLOOR

D1.1



DEMOLITION LEGEND

EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE REMOVED
WOOD FLOORING
WOOD DECKING
TILE
CARPET
CONCRETE
BRICK PAVERS

DEMOLITION NOTES

- 1. DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.
- 2. CONTRACTOR TO COORDINATE HAZARDOUS MATERIAL ABATEMENT PRIOR TO GENERAL DEMOLITION.
- 3. REFERENCE HISTORICAL NOTES ON COVER SHEET.
- 4. THE DEMOLITION STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- 5. THE INTENT OF THE DEMOLITION PLAN IS TO REMOVE ALL ITEMS NOT REQUIRED FOR THE FINISHED PROJECT; OR THAT IS IN CONFLICT WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE/ RELOCATE ALL SUCH ITEMS AS REQUIRED FOR CONSTRUCTION.

6. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING

- DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.).
 ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A
 MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.

 7. SALVAGE ALL DOORS & DOOR HARDWARE, LIGHT FIXTURES & ALL ITEMS
- NOTED ON DEMOLITION PLAN. REVIEW WITH ARCHITECT & OWNER TO DETERMINE ITEMS FOR REUSE.
- 8. ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED ON SITE, FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE. ALL ITEMS NOTED REMOVE/RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED IN PLACE, CLEARLY LABELED AND STORED.
- 9. PATCH , REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.

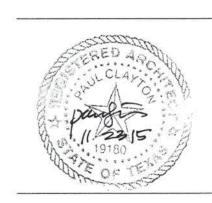
 10. PROTECT EXISTING TREES TO CITY OF A USUAL STANDARDS.

 10. PROTECT EXISTING TREES TO CITY OF A USUAL STANDARDS.
- OWNER'S ARBORIST FOR ANY TREE WORK:
 Vincent Debrock, Heritage Tree Care, 512.921.8452
- 11. REMOVE ROTTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH ARCHITECT PRIOR TO REMOVAL.
- 12. AFTER PARTIAL DEMOLITION, ARCHITECT AND STRUCTURAL ENGINEER TO REVIEW AND ADVISE FOR REPAIR/ MODIFICATION SCOPE.
- 13. EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
- 15. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR DEMOLITION WORK ASSOCIATED WITH NEW SYSTEMS CONSTRUCTION AND FOR THE EXTENT OF EXISTING SYSTEMS TO BE REMOVED.
- 16. COORDINATE SUPPORT FOR NEW WALL OPENINGS (OR WALLS TO BE REMOVED) WITH STRUCTURAL DRAWINGS. WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.
- 17. ALL DIMENSIONS AND CONDITIONS ABUTTING THE EXISTING CONSTRUCTION ARE APPROXIMATE. ALL SUCH CONDITIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT DURING THE PRE-BID INVESTIGATION OR POST CONTRACT AWARD. OPENING SIZES NOTED ON THE DEMOLITION DRAWINGS ARE TO BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS, PRIOR TO CUTTING OPENINGS.
- 18. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- 19. POTABLE WATER AND ELECTRICITY WILL BE PROVIDED BY THE OWNER AS NEEDED FOR DEMOLITION & CONSTRUCTION PHASES.

Architects Clayton&Little

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FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

reen Pastures

PHASE 1

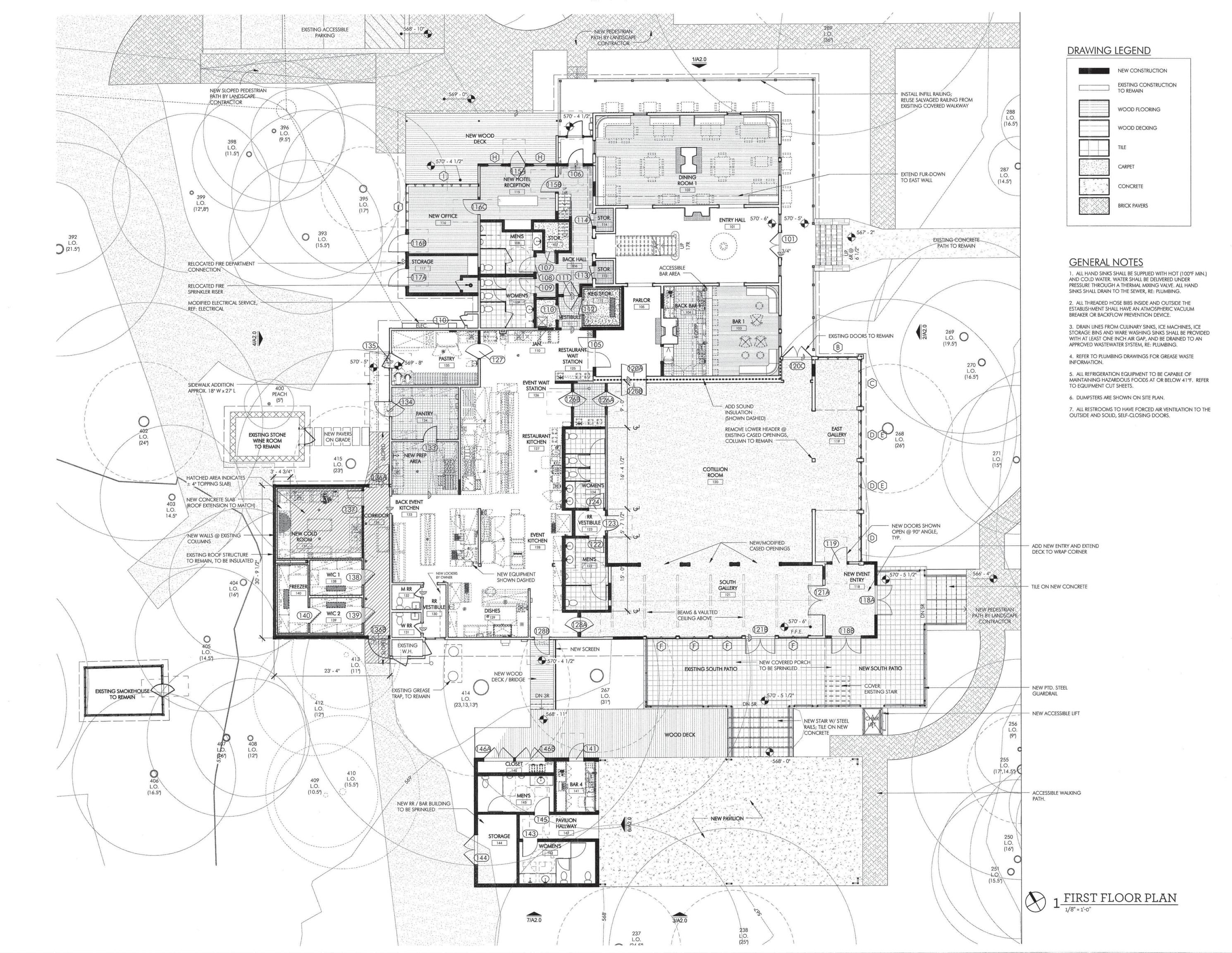
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SELECTIVE DEMOLITION PLAN - SECOND FLOOR

D1.2



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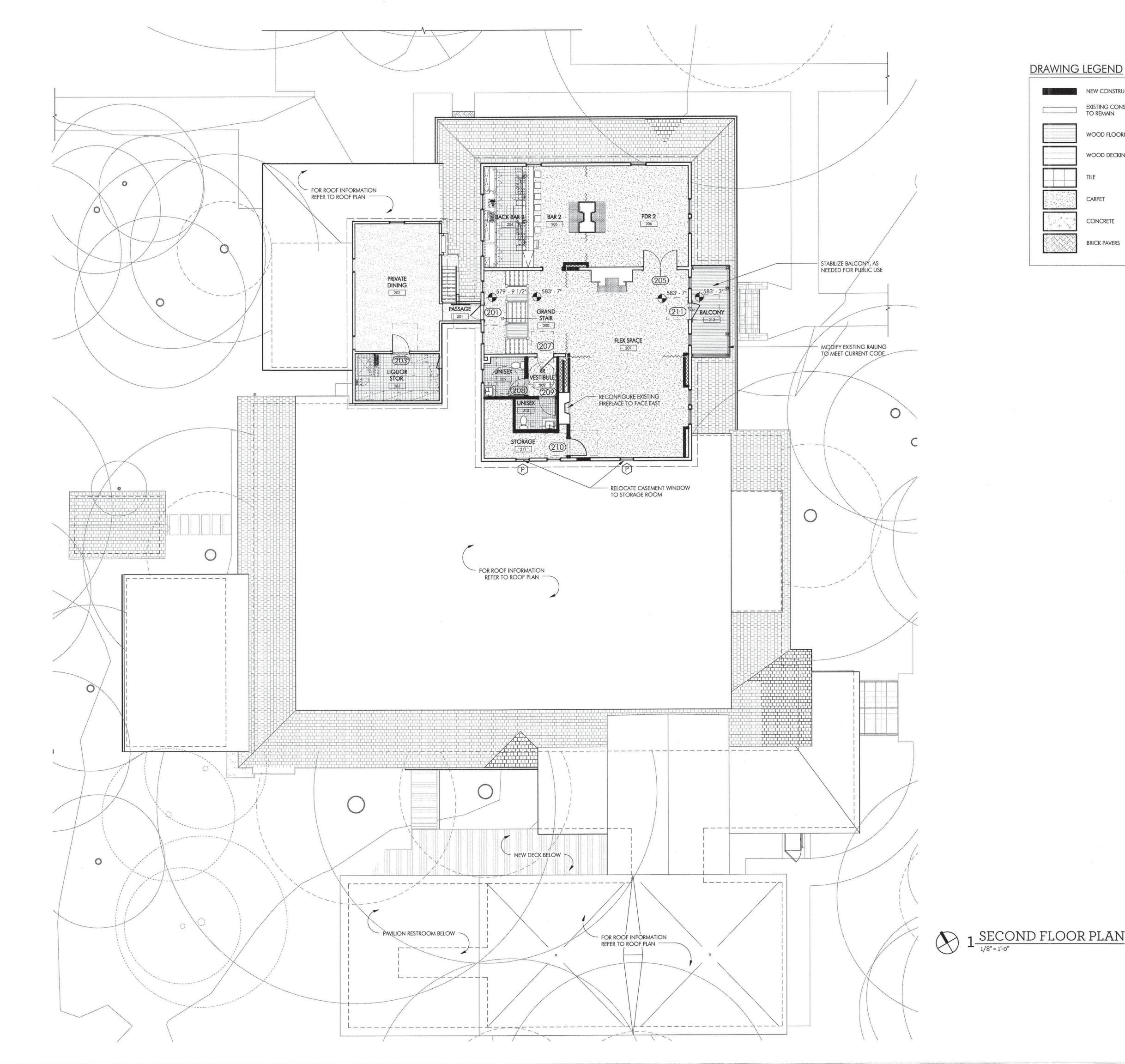
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FIRST FLOOR PLAN

A1.1



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NEW CONSTRUCTION

EXISTING CONSTRUCTION TO REMAIN

CARPET

CONCRETE

BRICK PAVERS

WOOD FLOORING

WOOD DECKING

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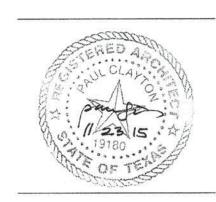
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SECOND FLOOR PLAN

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FIELD INSPECTION REQUIRED

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ROOF PLAN

A1.3

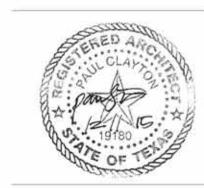


NEW STAIR AND RAILS

Architects Clayton&Little

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EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS

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EAST ELEVATION

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EXTERIOR MATERIALS

VIEW OF NEW HOTEL ENTRY FROM NORTHWEST

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PERSPECTIVE RENDERING

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site, inspect all existing conditions, and report any discrepancies to the architect.

approval, permitting, or construction purposes.

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PERSPECTIVE RENDERING

